City of Lafayette Staff Report

For:	City Council
By:	Niroop K. Srivatsa
Date Written:	June 23, 2008
Meeting Date:	June 23, 2008
Subject:	**Moraga Center Specific Plan**

On June 16th, the Town of Moraga issued the draft Environmental Impact Report (DEIR) for the Moraga Center Specific Plan (MSP). Subject property is approximately 180+ acres in size and is located at Moraga Road and Moraga Way. The preferred plan calls for 720 residential units, 90,000 square feet of retail, 50,000 square feet of office, an 85 room hotel, 150 assisted and congregate care senior housing units, and a 30,000 square foot community center. For a more detailed description, please see the attached Moraga Planning Commission agenda. The specific plan and DEIR can be viewed on the Town's website at www.ci.moraga.ca.us.

On Jun 18th, Moraga staff and consultants presented highlights from the traffic analysis section of the DEIR to staff from Orinda and Lafayette and also discussed the tentative schedule for review. The schedule is as follows:

July 7:	Moraga Planning Commission meeting
July 9:	presentation of the MSP and DEIR to Town Council
July 22:	Town Council meeting to accept public comments
August 1:	**end of public review period**
August:	preparation of Response to Comments on the DEIR
September 2:	Moraga Planning Commission meeting
October 6:	joint Planning Commission /Town Council meeting
October 22:	adoption of MSP by Town Council

Given the limited time for review and the complexity and sheer volume of the materials included in the DEIR and its appendices, staff recommends that Lafayette engage the services of a traffic consultant to analyze the impacts of the specific plan on our city. The City of Orinda is planning to hire TJKM Traffic Consultants. Staff requested and has received a proposal from TJKM to conduct a peer review of the transportation section of the DEIR for Lafayette as well as Orinda (attached). Lafayette's share of the total cost of $20,600 will be $11,780 which is based on the number of intersections that will be analyzed. The City Engineer and Transportation Planner have reviewed the proposal and find it to be acceptable. There are sufficient funds in the Planning and Engineering budgets to cover this cost.

Recommendation

Authorize the expenditure of a maximum of $15,000 to conduct a peer review of the transportation section of the Moraga Center Specific Plan DEIR.

Attachments

TJKM

Vision That Moves Your Community

Transportation Consultants

June 20, 2008

Ms. Janice Carey
City Engineer, City of Orinda
P.O. Box 2000
Orinda, CA 94563

Via e-mail only: JCarey@ci.orinda.ca.us

Subject: Proposal for Peer Review of Moraga Center Specific Plan Transportation Section of the Draft EIR

Dear Ms. Carey:

This letter serves as our proposal for professional traffic engineering services in the peer review of a Fehr and Peers traffic study conducted for the Moraga Center Specific Plan EIR in the Town of Moraga. After discussion with you on June 19, 2008, I understand that you and City of Lafayette staff would want us to review the document considering traffic operations in both the cities. Based on this understanding, TJKM proposes the following scope of work:

1. Adequacy of trip generation estimation for the proposed project, especially with respect to the following:
   a. Use of ITE Trip Generation rates
   b. Appropriateness of internal trip discounts

2. Review trip distribution in the specific plan analysis, including overall travel patterns for autos and trucks

3. Conduct field visits to the intersections in Orinda and Lafayette to verify conditions stated in the Specific Plan analysis.

4. Conduct level of service analysis for critical study intersections in Orinda and Lafayette for the following scenarios:
   a. Existing
   b. Existing + Project (4 alternatives)
   c. Existing + Approved (Baseline)
   d. Baseline + Project (4 alternatives)
   e. Cumulative
   f. Cumulative + Project (4 alternatives)

5. Adequacy of safety evaluation on arterials in Orinda and Lafayette approaching the project site.

6. Prepare a draft letter report that discusses any inadequacies we find in the traffic study, their scope, data and conclusions.

7. Comments from you and City of Lafayette staff would be incorporated into a final letter report, including tables, figures and technical appendices.

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Budget and Schedule

On your authorization to proceed, TJKM will complete the first draft of the letter report for your review within three weeks. Upon your review, we will modify the letter appropriately and will return it to you as our final letter report within one week. Our total fee will not exceed $20,600. This fee includes a site visit; the Fehr & Peers report evaluation; letter report preparation; and mileage. Our estimated breakdown of study cost between the two cities is as follows:

City of Lafayette: $11,780
City of Orinda: $8,820

Although this scope of work has been defined specifically for this study, it is possible that changes may need to be made to the scope in the future. Any items not expressly mentioned in the above scope will be considered extra services and will be billed at our standard rates on an hourly basis. Extra service items may include additional analysis related to the peer review, traffic counts, and/or attendance at meetings and public hearings, which are not included in this scope of work. Extra services will not proceed without prior authorization.

If the above scope is acceptable, please send us a notice to proceed for this study. Thank you for considering TJKM for this important peer review study.

Very truly yours,

Joy Bhattacharya

Joy Bhattacharya, PE, PTOE
Senior Associate

Andrew R. Kluter

Andrew R. Kluter, P.E.
Senior Transportation Engineer

Cc: Evi Pagh

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TOWN OF MORAGA PLANNING COMMISSION
REGULAR MEETING AGENDA
Monday, July 7, 2008
7:30 p.m.
Joaquin Moraga Intermediate School Auditorium
1010 Camino Pablo, Moraga, California 94556

All documents relating to the following agenda items are available for public review in the Planning Department of the Town of Moraga at 329 Rheem Blvd. between the hours of 9 to 12, Monday, Tuesday and Thursday (other times by appointment). Staff reports will normally be available on the Monday afternoon one week preceding the meeting. It is recommended that you contact the Planning Department at 925-888-7040 for availability.

I. CALL TO ORDER AND ROLL CALL

A. Daniels, Driver, Goglia, Hays, Levenfeld, Sayles, Whitley

B. Conflict of Interest

II. ADOPTION OF MEETING AGENDA

III. ANNOUNCEMENTS

IV. PUBLIC COMMENTS

This part of the agenda is to receive public comments on matters that are not on this agenda. Comments received will not be acted upon at this meeting and may be referred to a subcommittee for response. Comments should not exceed three minutes.

V. ADOPTION OF THE CONSENT CALENDAR .

Items on the Consent Calendar are believed by staff to be non-controversial. Staff believes that the proposed action is consistent with the commission's instructions. A single motion may adopt all items on the Consent Calendar. If any commissioner or member of the public questions any item, it should be removed from the Consent Calendar and placed in part IX of the Regular Agenda.

A. Approval of the June 2, 2008 meeting minutes.

VI. CONTINUED PUBLIC HEARINGS – None.

VII. NEW PUBLIC HEARING

Opening remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. The purpose of a public hearing is to supply the Planning Commission with information that it cannot otherwise obtain. Because of the length of time that the Planning Commission meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Commission and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony. Thank you. Moraga Planning Commission.

A. Public Hearing and opportunity for public comments regarding the draft Moraga Center Specific Plan and draft Environmental Impact Report.

A draft Specific Plan has been prepared for the Moraga Center in accordance with the Town Council approved project description. A draft environmental impact report (EIR) has also been prepared. In addition to analyzing the potential impacts of the Town Council approved project description, the draft EIR also considers several alternatives. A copy of the draft plan and draft EIR is available for public review at the Moraga Library, Hacienda de las Flores, and Town Offices at 329 Rheem Boulevard. A copy of the draft plan and draft EIR is also available on the Town website at www.moraga.ca.us. The deadline for providing comments on the draft EIR is Friday, August 1, 2008. The Town Council approved project description is as follows:

Project Description – Moraga Center Specific Plan

The Moraga Center Specific Plan (MCSP) is a planning document for a 187 acre area in the Town of Moraga. Consistent with the needs of the community, the MCSP includes as an integral component the revitalization and renovation of the aging Moraga Shopping Center and Moraga Ranch, while not exceeding the Lafayette and Orinda gateway levels of traffic associated with the 2002 Moraga General Plan. Key elements of the plan include the preservation and enjoyment of portions of the existing orchard and Laguna Creek, enhanced pedestrian circulation, and increased opportunities for recreation and socialization.

To revitalize the existing shopping center, it is anticipated that within the Specific Plan area up to 90,000 square feet of new retail and entertainment space may be constructed along with up to 50,000 square feet of new office space. The addition of new retail or office space would be combined with a Specific Plan program to revitalize and renovate the existing Moraga Center to ensure the specific plan area incorporates a cohesive downtown "village" area. The new space and revitalization goals are intended to address the retail and entertainment needs of Moraga residents who currently make 75% of their sales taxed purchases outside the Town. This new and revitalized space is further intended to reduce the needs of Moraga residents to travel out of Moraga for basic goods and services. Additionally, the construction of new office space would allow Moraga professionals to work closer to home. This increased proximity could reduce travel time to work and energize the local economy with more daytime activity.

In addition to increasing the number of jobs in the community, the Specific Plan seeks to improve the Town's job/housing balance by providing up to 50 workforce housing units and up to 50 Saint Mary's College faculty and/or student housing units. While these units have the potential to reduce commute trips into and out of Moraga, they are also intended to address the Town's "fair share" of affordable regional housing as identified by the Association of Bay Area Governments (ABAG).

The MCSP also addresses the need for senior housing in Moraga with up to 300 units at a maximum density of 24 dwelling units per acre. With a minimum density of 20 dwelling units per acre, these active senior units would also address the Town's "fair share" of affordable regional housing. These active senior units are in addition to a maximum of 150 units for assisted living/congregate care. While assisted living and congregate care units are an essential part of a range of housing options in Moraga, they do little to contribute to the revitalization of the Moraga Shopping Center.

To support the existing and proposed retail and office space and to spur reinvestment in the existing shopping center, the Specific Plan also contemplates up to 320 primarily compact or attached single-family residences between Camino Ricardo and the creek. Careful siting and clustering of dwelling units in this area would be employed to preserve portions of the existing orchard. These 320 residential units would not likely contribute to the Town's affordable housing goals, but would provide housing in close proximity to the proposed Village center, reducing the number of vehicle trips needed to access local-serving amenities.

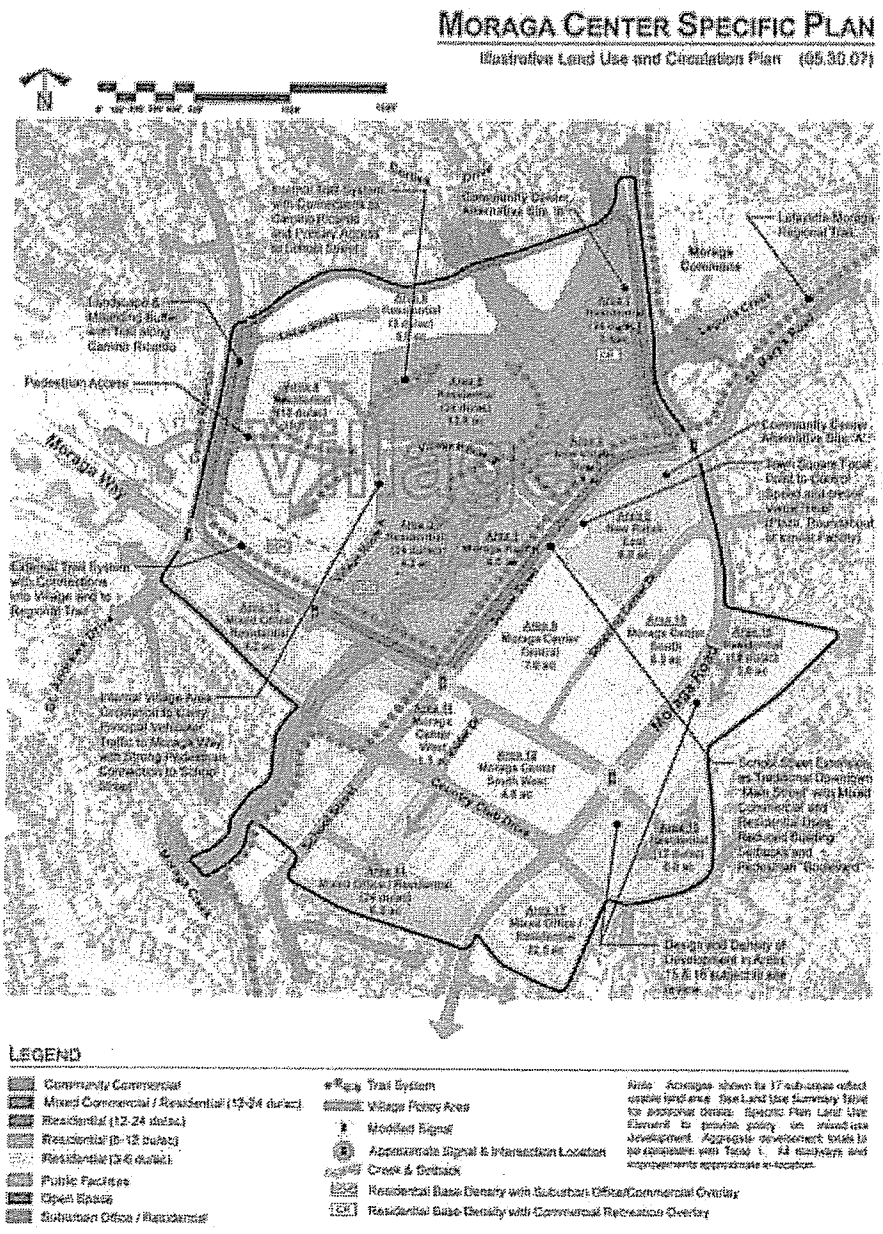
A 30,000 square foot community center/gymnasium is also being considered for the MCSP. This new activity center would complement the increased activity associated with the Moraga Center dwelling units and address many of the needs for recreational facilities in the community. Several locations within the MCSP will be explored as possible locations for the community center including the overflow parking area across from the Moraga Commons (designated as "Site A") and the Town signboard area which is also across from the Commons (designated as "Site B").

Lastly, recognizing that there are currently no facilities to accommodate overnight guests in Moraga and recognizing that there is a need for overnight accommodations especially in conjunction with Saint Mary's College, the MCSP provides for the construction of a 10 room bed and breakfast facility and 75 room hotel. To best serve the local community, these lodging accommodations may be developed in combination with amenities such as a spa or winery project or other restaurant/entertainment use.

Aside from new development, two key components of the MCSP are the renovation of the Moraga Ranch – which shall include preservation of the "look and feel" of the historic Ranch building area adjacent to School Street -- and the preservation and enjoyment of Laguna Creek. These elements will be partially facilitated through changes in circulation including the integration of the Lafayette-Moraga Regional Trail with the extension of School Street.

As shown in the illustrative land use and circulation plan, the MCSP area is bounded to the north by residential development and to the east by the Moraga Commons park and recreational area as well as additional residential development. Residential development also abuts the southern and western boundaries of the area. Significant features within the area are the Moraga Center commercial complex and other retail and service facilities including offices and financial institutions. The area is served by County Connection bus service with direct service to the Orinda Bart Station which is 4.8 miles from the intersection of Moraga Way and Moraga Road, the two principal roads serving the area.

As indicated in the diagram, the plan for the MCSP area may be characterized as consisting of a community-serving commercial core which encompasses both existing and potential new retail and service businesses that is partially supported and enhanced by the establishment of new residential development which will be realized at various densities ranging from low (3-6 du/ac) to medium and high (12-24 du/ac). The complementary retail and residential land uses to be developed in the central part of the plan area will create an attractive, pedestrian-friendly "Village" environment. Given that approximately 50% of the MCSP area is currently vacant land, the plan may further be characterized as primarily an urban infill project, wherein available, vacant land will be put to productive, complementary use within the existing framework of land uses and circulation. The key natural feature in the plan area - Laguna Creek - will be visually accessible to residents and visitors, while its natural course and conditions will be maintained.



VIII. PUBLIC MEETING

IX. ROUTINE & OTHER MATTERS - None

The following items do not require a public hearing, although the Chair or staff will indicate why each item is on the agenda. Public participation will be limited and the Commission may decide to reschedule the item as a public hearing. Discussion of administrative matters, such as adoption of findings, may be limited to the Planning Commission.

X. COMMUNICATIONS – None

XI. REPORTS

A. Commission

1. Lee Hays, Chair
2. Allen Sayles, Vice Chair
3. Allison Daniels
4. Russell Driver
5. Margaret Goglia
6. Stacia Levenfeld
7. Bruce Whitley

B. Staff

1. Update on Town Council actions and future agenda items.

XII. ADJOURNMENT

To a regular meeting of the Planning Commission on **Monday, July 21, 2008** at 7:30 P.M. in the La Sala Building at the Hacienda de las Flores, 2100 Donald Drive, Moraga, California. Notices of Planning Commission meetings are posted at 2100 Donald Drive, the Moraga Commons, and the Moraga Public Library.

NOTICE: If you challenge a town's zoning, planning or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior, to the public hearing. Judging review of any town administrative decision may be had only if petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The Town of Moraga will provide special assistance for disabled citizens upon at least 24 hours advance notice to the Planning Department (888-7040). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to disabled.